Karen Johnson Davidson County
Batch# 694173 DEEDWARR
08/10/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210810-0107943

Name and Address of New Owner:
Province Builders LLC
6710 Greeley Drive
Nashville, TN 37205

Send Tax Statements To:

Province Builders LLC
615 Napoleon Ave
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21051282

Map and Parcel: 102 12 0 045.00 .

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joanne C. Hardin**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Province Builders LLC**, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 218, Plan of Horton Heights, Section D, according to survey and plat of same appearing of record in Book 2133, page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said lot No. 218 fronts 119 feet on the west side of Greeley Drive, formerly Tombill Drive, and runs back 401.8 feet on the north line and 365.6 feet on the south line to a dead line in the rear on which is measures 127.2 feet.

Being the same property conveyed to James Allen Hardin and wife, Joanne C. Hardin by Warranty Deed filed for record on August 17, 1966 in Book 4047, page 666, of the Register's Office of Davidson County, Tennessee. James Allen Hardin died on April 6, 2018, leaving Joanne C. Hardin as the surviving tenant by the entirety.

This conveyance is subject to the following: All matters as set forth per Plat Book 2133, page 78; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5078, page 480, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6710 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of August, 2021.

Joanne C. Hardin by James A. Hardin, II as
Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, James A. Hardin II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument on behalf of Joanne C. Hardin, that he executed the same as the free act and deed of said Joanne C. Hardin, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Joanne C. Hardin, and appearing of record in Instrument 20210728-0101539, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 5th of August, 2021.

ANGELA HOWARD
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of August, 2021.

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/21.

Holly A

Affiant Signature

8/6/21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of August, 2021.

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22